

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R41771

Property Information

property address: 305 E 33RD ST
legal description: SMYTHE #1, BLOCK B, LOT 1
owner name/address: JENSEN, DONALD V
305 E 33RD ST
BRYAN, TX 77803-3979
full business name: INVESTORS REAL ESTATE
land use category: COMM. OFF. type of business: REAL ESTATE OFFICE
current zoning: SC-B occupancy status: OCCUPIED
lot area (square feet): 13879 frontage along Texas Avenue (feet): 147
lot depth (feet): 142 sq. footage of building: 2552
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 21 # of stories: 2
type of buildings (specify): WOODFRAME (SINGLE)
building/site condition: 4
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 70's accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: BILLBOARD
overall condition (specify): GOOD
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 3
lot type: ☐ asphalt ☐ concrete ☒ other GRAVEL
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: GOOD
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

N/A how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) MATERIAL
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no N/A

Other Comments:

- IMPROVISATIONAL PARKING
- ABANDONED MONUMENT SIGN IN FRONT